



**AGENDA**  
**HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR**  
**Room B-8 – Lower Level - Civic Center**  
**2000 Main Street**  
**Huntington Beach California**

**WEDNESDAY, JANUARY 9, 2008, 1:30 P.M.**

**ZONING ADMINISTRATOR:** Mary Beth Broeren

**STAFF MEMBERS:** Jill Arabe, Andrew Gonzales, Ron Santos, Rami Talleh, Pamela Avila (recording secretary)

**MINUTES:** None

**ORAL COMMUNICATION:** Anyone wishing to speak on an item not on the agenda may do so. No action can be taken by the Zoning Administrator on items not on the agenda.

**SCHEDULED ITEMS:**

- 1. PETITION DOCUMENT:** **CONDITIONAL USE PERMIT NO. 2007-027**  
**(JANKOVICH WALL – CONTINUED FROM THE**  
**DECEMBER 12, 2007 ZONING ADMINISTRATOR**  
**MEETING WITH THE PUBLIC HEARING CLOSED)**

APPLICANT: Troy & Debbie Jankovich

REQUEST: To permit a 22 inch high retaining wall topped with a 38 inch high screen wall (total of five feet in height) in lieu of the maximum allowed height of 18 inches for a retaining wall, located within the minimum required three foot front yard setback for walls.

LOCATION: 501 21<sup>st</sup> Street, 92648 (northwest corner of Pecan Ave. and 21<sup>st</sup> St.)

PROJECT PLANNER: Jill Arabe

STAFF RECOMMENDS: Denial based upon suggested findings for denial.
- 2. PETITION DOCUMENT:** **COASTAL DEVELOPMENT PERMIT NO. 2007-017;**  
**CONDITIONAL USE PERMIT NO. 2007-042;**  
**VARIANCE NO. 2007-011 (YOUNESSI RESIDENCE)**

APPLICANT: Karen Otis – Otis Architecture

REQUEST: **CDP:** To permit an approximately 4,553 sq. ft. single-family dwelling with a 704 sq. ft. attached garage;  
**CUP:** To permit an approximately 550 sq. ft. 3<sup>rd</sup> floor living area and 674 sq. ft. 3<sup>rd</sup> story deck; **VAR:** To permit a 17'-2' front yard setback, in lieu of the min. required 20 ft. front yard setback for a front entry garage, and a 6 ft. rear yard setback in lieu of the

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**(Continued)**

minimum required 7 ft. rear yard setback for a 2<sup>nd</sup> floor balcony. The request includes a review and analysis for compliance with the Infill Lot Ordinance. The Infill Lot Ordinance encourages adjacent property owners to review proposed development for compatibility/ privacy issues, such as window alignments, building pad height, and floor plan layout.

LOCATION: 4022 Morning Star Drive, 92649 (south side of Morning Star Dr., west of Edgewater Ln.)

PROJECT PLANNER: Andrew Gonzales

STAFF RECOMMENDS: Approval of the CDP 2007-017 with suggested findings and conditions of approval. Denial of CUP 2007-042 and VAR 2007-011 based upon findings for denial.

**3. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 2007-041;**  
**VARIANCE NO. 2007-009 (WALGREENS)**

APPLICANT: David Todd

REQUEST: **CUP:** To permit construction of an approximately 13,772 sq. ft. retail/pharmacy building with drive-thru;  
**VAR:** To permit a 5 space (7%) reduction in the required number of parking spaces, allowing 64 parking spaces in lieu of the minimum required 69 parking spaces.

LOCATION: 4935 Warner Avenue, 92649 (northwest corner of Warner Ave. and Bolsa Chica St.)

PROJECT PLANNER: Ron Santos

STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval.

***Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Zoning Administrator is final unless an appeal is filed to the Planning Commission by you or by an interested party. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. Said appeal must be accompanied by a filing fee of One Thousand Two Hundred Eighty Seven Dollars (\$1287.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and One Thousand Five Hundred Sixty Nine Dollars (\$1569.00) if the appeal is filed by any other party. The appeal shall be submitted to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Zoning Administrator's action or ten (10) working days for a coastal development permit.***